

**Appleby Court, Woodstone Village, DH4
6TL
4 Bed - House - Detached
£340,000**

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* BEAUTIFULLY PRESENTED AND MUCH IMPROVED *
 LARGE PLOT IN A QUIET CUL DE SAC * LOVELY GARDENS
 * LARGE DRIVEWAY AND GARAGE * THREE RECEPTION
 ROOMS * EN-SUITE AND DOWNSTAIRS WC * USEFUL
 UTILITY ROOM *

Offered to the market is this well presented four bedroom detached home, set on a generous plot within the desirable Woodstone Village. Tucked away in a pleasant cul-de-sac, the property provides excellent space for family living, with the added benefit of a multi car driveway, double garage and private rear garden.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with feature electric fire, a separate dining room, modern kitchen with breakfasting area, utility room, conservatory and a ground floor W.C. To the first floor lies the main bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

Externally, the property enjoys an enclosed rear garden mainly laid to lawn with established planting and two patio areas, while to the front there is an open lawn alongside a driveway providing parking for multiple vehicles and access to the double garage.

Woodstone Village is a well regarded development, quietly positioned yet within easy reach of Chester-le-Street, Durham and Newcastle, making it ideal for those needing access to major road networks and rail links. The surrounding area offers a good range of local amenities including convenience stores, pubs and leisure facilities, while a choice of well regarded primary and secondary schools are within a short distance. For those who enjoy the outdoors, there are plenty of nearby walks and green spaces to explore, and regular public transport services provide further connections to neighbouring towns and cities.

Early viewing is strongly recommended to fully appreciate the space, setting and appeal of this excellent family home.

Entrance Lobby

Downstairs WC

Hallway

Living Room

16'8" x 11'5" (5.1 x 3.5)

Dining Room

11'5" x 10'5" (3.5 x 3.2)

Conservatory

13'1" x 10'2" (4 x 3.1)

Kitchen

15'8" x 10'5" (4.8 x 3.2)

Utility Room

10'5" x 9'2" (3.2 x 2.8)

Double Garage

18'8" x 17'0" (5.7 x 5.2)

FIRST FLOOR

Landing

Bedroom

14'1" x 11'1" (4.3 x 3.4)

En-Suite

6'6" x 5'2" (2 x 1.6)

Bedroom

12'5" x 11'5" (3.8 x 3.5)

Bedroom

11'1" x 8'6" (3.4 x 2.6)

Bedroom

12'5" x 10'9" (3.8 x 3.3)

Bathroom

7'6" x 5'6" (2.3 x 1.7)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 54 Mbps, Ultrafast

10,000 Mbps

Mobile Signal/Coverage: Good

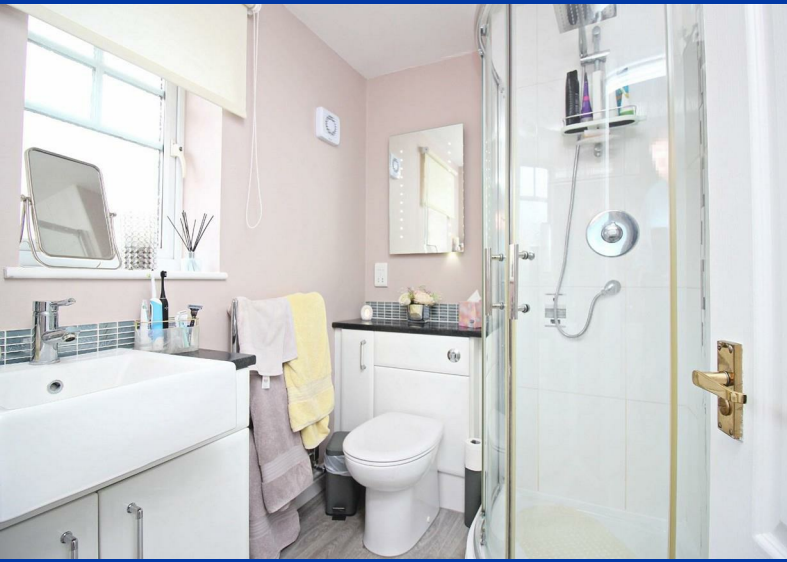
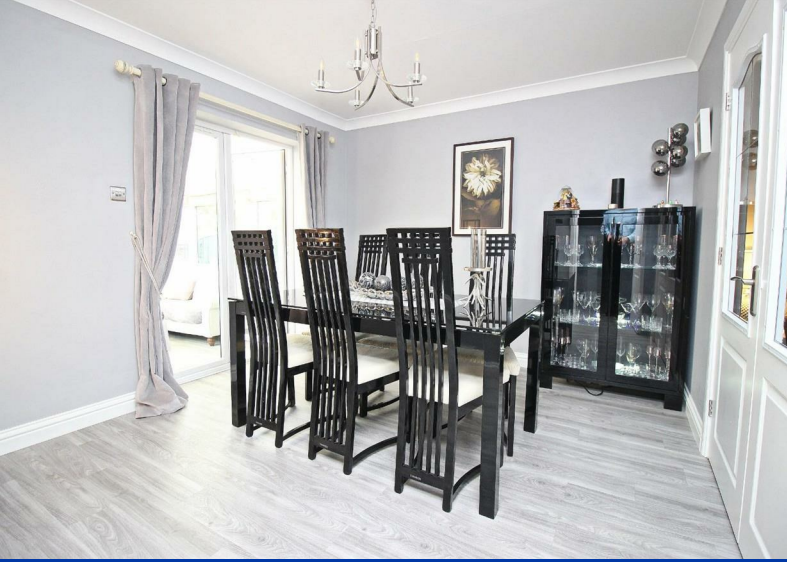
Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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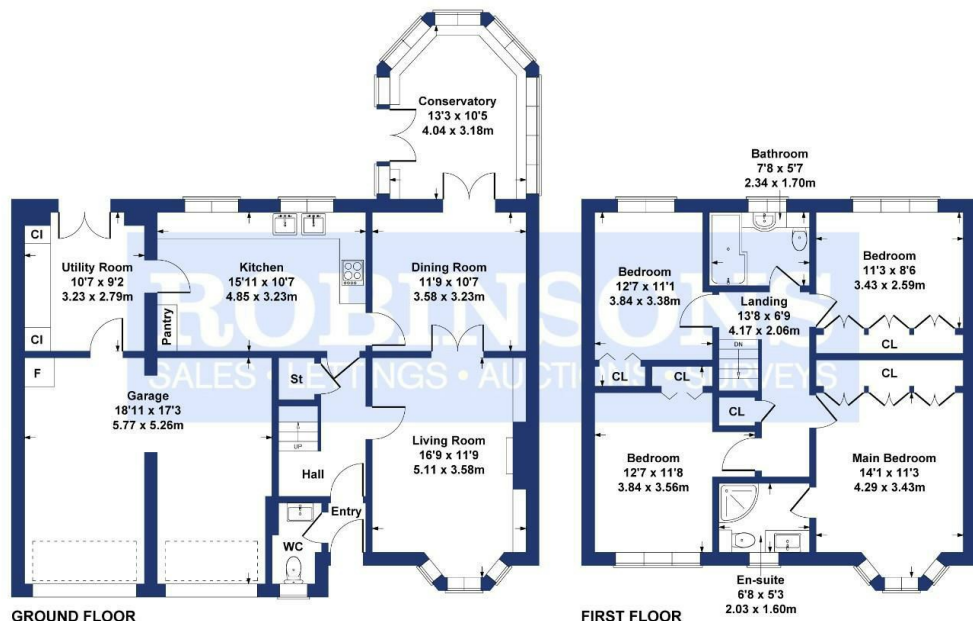
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Appleby Court
Approximate Gross Internal Area
1932 sq ft - 179 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		70	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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